

096.0

0004

0013.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

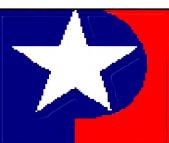
825,400 / 825,400

USE VALUE:

825,400 / 825,400

ASSESSED:

825,400 / 825,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		HARTFORD RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: KIRBY MICHAELA	
Owner 2: CARTER RICHARD C	
Owner 3:	

Street 1: 10 HARTFORD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: MC KENNA WILLIAM /ETAL/TRUSTEE -

Owner 2: 10 HARTFIRD RD TRUST -

Street 1: 10 HARTFORD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 6,552 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1962, having primarily Vinyl Exterior and 2611 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6552		Sq. Ft.	Site		0	70.	0.94	4									431,594						431,600	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6552.000	393,800		431,600	825,400		63013
							GIS Ref
							GIS Ref
							Insp Date
							09/21/18

Residential

CARD

ARLINGTON

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Total Card / Total Parcel

825,400 / 825,400

USE VALUE:

825,400 / 825,400

ASSESSED:

825,400 / 825,400

!7876!

PRINT

Date

Time

12/10/20 22:28:46

LAST REV

Date

Time

10/05/18 10:46:48

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Parcel ID 096.0-0004-0013.A

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	393,800	0	6,552.	431,600	825,400	825,400	Year End Roll	12/18/2019
2019	101	FV	310,700	0	6,552.	431,600	742,300	742,300	Year End Roll	1/3/2019
2018	101	FV	330,600	0	6,552.	369,900	700,500	700,500	Year End Roll	12/20/2017
2017	101	FV	330,600	0	6,552.	345,300	675,900	675,900	Year End Roll	1/3/2017
2016	101	FV	330,600	0	6,552.	295,900	626,500	626,500	Year End	1/4/2016
2015	101	FV	305,600	0	6,552.	265,100	570,700	570,700	Year End Roll	12/11/2014
2014	101	FV	305,600	0	6,552.	245,400	551,000	551,000	Year End Roll	12/16/2013
2013	101	FV	305,600	0	6,552.	234,000	539,600	539,600		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC KENNA WILLIA	47985-370		8/15/2006		520,000	No	No		
MC KENNA WILLIA	32360-380		2/13/2001	Family		10	No	No	
	15424-225		1/1/1984			No	No	A	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2015	1511	Solar Pa	1,248					
10/28/2009	1066	Manual	64,000					
10/20/2006	909	Re-Roof	6,000					
7/22/1996	336		15,400					10X16 ROOM ON WDK

## ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	MEAS&NOTICE	BS	Barbara S
6/5/2009	Measured	189	PATRIOT
11/29/2006	MLS	MM	Mary M
11/13/2000	Hearing N/C	201	PATRIOT
10/15/1999	Meas/Inspect	256	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

